APPROVED MINUTES

SUMMIT COUNTY SERVICE AREA #3 BOARD OF TRUSTEES PUBLIC BOARD MEETING
MOUNTAIN LIFE CHURCH, 7375 SILVER CREEK RD, PARK CITY, UT 84098
TUESDAY, NOVEMBER 18, 2025

Meeting also conducted via Google Meet.

1. **Welcome (5:36pm)**
   a. Welcome called to order by Scott Witkin, Board Chair
   b. Roll Call & Conflict of Interest Disclosure - No conflicts were disclosed

Board Members:
Scott Witkin, Chair
Rick Parisi, Vice Chair
Jon "Otto" Blum, Treasurer
Karri Taix, Clerk (online)
John Ball (online)
David Olson
Derek Price

Staff & Contractors:
Vince Pao-Borjigin, Acting GM
Jody Anagnos (online)
Chris Bullock, Road & Water Mgr
Nathan Bracken, legal counsel

2. **Public Comment I: (5:37pm)**
   - Justin Shea
   - Lisa D'Urso
   - Caroline Gleich
   - John Nowoslawski (online)

3. **Administrative & Financial (6:12pm)**
   a. Approval of October 21, 2025 minutes - There were no questions regarding the minutes. **Scott made a motion to approve the minutes as presented; David seconded the motion. All Trustees in attendance voted in favor of approving the October 21, 2025 minutes as presented. (vote 7-0)**
   Attachment: Approved minutes for October 21, 2025
   b. UASD Conference Recap - Vince presented and gave a recap of the UASD meeting which was held November 5-7, 2025. There are upcoming changes in legislation that will affect the Service Area.
   c. 2026 Board Meeting Dates and Board Training - Scott proposed changing the February 2026 meeting date to February 24th due to spring break conflict. Also, move the August date to August 25th which is the fourth Tuesday because of a conflict with the first day of school. Vince discussed doing a formal board training with LeGrand Bitner at the Service Area office. This would be required for Derek, Justin and Caroline and optional for any

other Board member who would like to attend. Vince proposed dates in mid January to schedule the training. Everytime a Trustee gets re-elected you need to do this training plus any newly elected Trustees need to attend this training. Plus every Trustee needs to do the open public meeting training annually. Vince will schedule the Board Training for January 15th at 5:00pm.

d. Back Up Clerk - Will readdress in December's meeting. Karri wants to discuss further and Derek mentioned changing the language in policy for a back up clerk. The clerk signs off on invoices and resolutions but is not a check signer.

6:45pm John Ball left the call

e. PTO - Current personnel policy is to allow employees to carry over 40 hours of PTO from year to year. Vince would like to carry over 80 hours year to year which is a change to the current policy. The Board agreed that he can carry over the current balance till July 1, 2026 because of staffing changes and current work load.
Rick made a motion to make an exception to policy to allow Vince to extend PTO balance to July 1, 2026, Scott seconded the motion. All Trustees in attendance voted in favor of allowing Vince to extend his current PTO balance to July 1, 2026. (vote 6-0)

f. Impact Fee vs Permit fee. Nathan explained why he thinks that the Service Area should move to an Impact Fee model versus permit fees. He wants the Board to understand the cost of an impact fee study and RFP for this study which is required to establish an impact fee. The estimated cost to do the required legwork to implement an impact fee is $10-35K. There was a consensus to move forward with an impact fee study. Nathan and Vince were looking for direction from the Board to move forward. The budget will be adjusted accordingly for this additional cost.

g. Resolution 2025-10 - Approving Tentative 2026 Budget
The only change is to add $25,000 for impact fee study which can come out of the capital reserve. With that change, the Board approved the tentative 2026 budget. The budget hearing and approval meeting is Tuesday, December 9. There will also be a resolution to amend the 2025 budget at this same meeting.
Scott made a motion to approve the tentative 2026 budget and hold the budget public hearing on December 9, 2025 at 6pm, Derek seconded the motion. All Trustees in attendance voted in favor of approving the tentative budget. (vote 6-0)
[Attachment: Resolution 2025-10 - Approving Tentative 2026 Budget]

4. Water, Roads & Trails Update (7:22pm)

b. Resolution 2025-12 - Bond. - Garrett with Gilmore Bell, the bond attorney, was present to present the bond and resolution. Garrett reviewed the bond process and spoke about the requirement of a public hearing which was tentatively scheduled for December 9th but ultimately moved to January 20, 2026 due to noticing requirements. Garrett stated that the parcels with wells that are not on the water system are not affected by the bond or loan. Well users will not pay for the bond, repayment funds will only come from the revenue from the water system. The Silver Bullet is the main storage tank and has been repaired multiple times. The funding was considered an emergency due to the leak on the Silver Bullet which is 30 years past its useful life. Nathan recommended a FAQ for residents regarding this project. The state requires 1.25% of the revenue from the fees and the Service Area's fees are too low and need to be raised. There needs to be a rate and fee hearing in January so we know what the rate will be to pay the bond. Again, the rate increase will only apply to water system users, the rate increase won't affect the well users.

David made a motion to approve the resolution with the hearing in January instead of December, Scott seconded the motion. Scott, Rick, Derek, Otto and David voted in favor of Resolution 2025-12 with a January hearing date. (vote 5-0) Karri was on the call but her vote was not audible.

Attachment: Resolution 2025-12 - Bond Issuance

a. Water system infrastructure update - Chris Bullock presented. They are coming up with solutions to repair the casing to the Greenfield well. In the first week of December, they have authorized a company to sample for the arsenic to see where in the column of water the arsenic is to see if they can cap that area.

c. Road Projects Update - Chris presented. With the good weather we've had, we made road improvements including a slurry seal on the roads although not all of the work was completed. They are still doing pothole repair. Slurry was not completed by the contractor, the contractor didn't have enough material to complete the project. Work will be completed in the spring. Equipment is moved in for snow removal. Derek asked about winter trail maintenance.

7:41pm Karri left the call

5. **Public Comment II: (7:43)**

- No public comment.

6. Closed Session (7:44pm)

At 7:44pm, Rick made a motion to move into closed session to discuss the reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205. ** Otto seconded the motion. All Trustess present voted to move into closed session. (vote 5-0)

The Board came back into public meeting and moved back into closed session to discuss the character, professional competence, or physical or mental health of an individual, pursuant to Utah Code §§ 52-4-204 through 205. ** Scott seconded the motion. All Trustess present voted to move into closed session. (vote 5-0)

7. Adjournment (9:02pm)

Scott made the motion to adjourn the meeting and David seconded the motion.

Next meeting is December 9, 2025 at the Mountain Life Church

Online participants: John Nowoslawkis, Katie Tyler